



MAPLE CREST SHOWHOME

416 - 42 Avenue NW, Edmonton
587.524.2160
maplecrest@bedrockhomes.ca

Job # MPC-0-034232
Lot 36, Block 14, Plan 162 3032

Over
\$7,700
in Designer
Upgrades

DETAILS

- You're getting a discount of over \$22,840 off the original price.
- Save over \$7,700 on upgrades so you can use your money on other important things you need.
- Single attached garage duplex with 3 bedrooms, 2.5 bath with big ensuite and spacious walk-in closet.
- Side yard fence is included - down in between the duplex lot, a maximum of 3 meters from the front of the home and completed in between units along common lot line.
- Includes 6 brand new Samsung appliances featuring 4 stainless steel kitchen appliances and a white finish front load washer and dryer with advanced moisture drying sensor.
- Upgraded tile flooring on second floor bathrooms and durable luxury vinyl flooring throughout the main floor.
- Maintenance free 1¼" thick matching quartz countertops in the kitchen and second floor bathrooms with undermount sinks.
- All above grade windows and triple pane - Energy Star rated Low E Argon gas-filled windows and doors to reduce noise transfer and increase your home's energy efficiency.
- Kitchen sink is stainless steel, double compartment under mount sink with a pull down handle sprayer.
- Clean and painted basement floor with a 3 piece bathroom roughed in. The removable 5' x 2' dual slider basement windows are wide enough to fit drywall through for future basement development.
- Upgraded pot and pan drawers and standard 36" upper cabinets with riser. Splatter texture ceilings.
- Equipped with a carbon monoxide detector, high efficiency 2-stage furnace, humidifier and HRV (Heat Recovery Ventilation) system - provides fresh air and improve climate control while saving energy by reducing heating requirements.
- Durable precast concrete exterior steps that requires no maintenance, and exterior walls and ceilings are vapour sealed.
- Great party walls make great neighbours! Each half of the duplex has it's own 2' x 4' wall which means no shared studs and floor joist eliminating vibration.



BEDROCK
HOMES

KENT ASHBURY

1406 SQ FT
217 - 40A Ave NW



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